

176.0

0008

0020.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
678,500 / 678,500
678,500 / 678,500
678,500 / 678,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		SMITH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MULDOON PATRICIA--ETAL	
Owner 2: THOMPSON WILLIAM C	
Owner 3:	
Street 1: 67 SMITH ST	
Street 2:	

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION		
This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily Brick Veneer Exterior and 1832 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

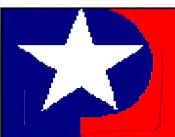
PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5845	Sq. Ft.	Site			0	70.	1.02	6									416,744						416,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5845.000	261,800		416,700	678,500		118964
							GIS Ref
							GIS Ref
							Insp Date
							04/02/19


Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	118964
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	17:47:46
Print	
Last Rev	
Civil District:	
Ratio:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,800	0	5,845.	416,700	678,500		Year end	12/23/2021
2021	101	FV	252,500	0	5,845.	416,700	669,200		Year End Roll	12/10/2020
2020	101	FV	252,500	0	5,845.	416,700	669,200		669,200 Year End Roll	12/18/2019
2019	101	FV	211,400	0	5,845.	410,800	622,200		622,200 Year End Roll	1/3/2019
2018	101	FV	211,400	0	5,845.	315,500	526,900		526,900 Year End Roll	12/20/2017
2017	101	FV	211,400	0	5,845.	297,700	509,100		509,100 Year End Roll	1/3/2017
2016	101	FV	211,400	0	5,845.	273,900	485,300		485,300 Year End	1/4/2016
2015	101	FV	202,800	0	5,845.	256,000	458,800		458,800 Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1043-31		4/1/1988		187,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2011	664	New Wind	7,189					& NEW ENTRY DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/2/2019	Inspected	DGM	D Mann
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/31/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH				
Type: 5	- Cape	Full Bath: 1	Rating: Average							
Sty Ht: 1A	- 1 Sty +Attic	A Bath:	Rating:							
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:							
Foundation: 2	- Conc. Block	A 3QBth:	Rating:							
Frame: 1	- Wood	1/2 Bath: 1	Rating: Poor							
Prime Wall: 8	- Brick Veneer	A HBth:	Rating:							
Sec Wall: 1	- Wood Shingl 10%	OthrFix:	Rating:							
Roof Struct: 1	- Gable	OTHER FEATURES								
Roof Cover: 1	- Asphalt Shgl	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1				
Color: BRICK& BLUE		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O					
View / Desir:		Frpl: 2	Rating: Average	Other						
GENERAL INFORMATION		WSFlue:	Rating:	Upper						
Grade: C - Average		CONDOS INFORMATION		Lvl 2						
Year Blt: 1964	Eff Yr Blt:	Location:		Lvl 1						
Alt LUC:	Alt %:	Total Units:		Lower						
Jurisdict:	Fact: .	Floor:		Totals	RMs: 8	BRs: 3	Baths: 1	HB 1		
Const Mod:		% Own:								
Lump Sum Adj:		Name:								
		Exterior:		No Unit	RMS	BRs	FL			
		Interior:		1	8	3				
								3		
								33		
								25		
								ATC FFL BMT (825)		
								FFL BMT (396)		
								22		
								18		
								33		

INTERIOR INFORMATION			DEPRECIATION																																														
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Additions:																																														
Prim Int Wal 2 - Plaster	Functional:	%	Kitchen:																																														
Sec Int Wall: 8 - Plyw Panel 25 %	Economic:	%	Baths:																																														
Partition: T - Typical	Special:	%	Plumbing:																																														
Prim Floors: 3 - Hardwood	Override:	%	Electric:																																														
Sec Floors: 5 - Lino/Vinyl 15 %		Total: 31 %	Heating:																																														
Bsmnt Flr: 12 - Concrete			General:																																														
Subfloor:	Totals																																																
Bsmnt Gar: 1	1	8	3																																														
Electric: 3 - Typical																																																	
Insulation: 2 - Typical																																																	
Int vs Ext: S																																																	
Heat Fuel: 1 - Oil																																																	
Heat Type: 1 - Forced H/Air																																																	
# Heat Sys: 1																																																	
% Heated: 100	% AC:																																																
Solar HW: Yes	Central Vac: NO																																																
% Com Wal	% Sprinkled																																																
CALC SUMMARY			COMPARABLE SALES																																														
Basic \$ / SQ: 110.00			Rate Parcel ID Typ Date Sale Price																																														
Size Adj.: 1.34547925																																																	
Const Adj.: 1.00197780																																																	
Adj \$ / SQ: 148.295																																																	
Other Features: 83519																																																	
Grade Factor: 1.00																																																	
NBHD Inf: 1.00000000																																																	
NBHD Mod:																																																	
WtAv\$/SQ:			AvRate:	Ind.Val																																													
LUC Factor: 1.00																																																	
Adj Total: 379383																																																	
Depreciation: 117609																																																	
Depreciated Total: 261774																																																	
Juris. Factor:			Before Depr: 148.30																																														
Special Features: 0			Val/Su Net: 95.86																																														
Final Total: 261800			Val/Su SzAd 173.41																																														
MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																																																	
SPEC FEATURES/YARD ITEMS																																																	
PARCEL ID 176.0-0008-0020.B																																																	
SUB AREA																																																	
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Net Sketched Area: 2,731 Total: 295,864																																																	
Size Ad 1509.75 Gross Area 3267 FinArea 1832																																																	
IMAGE																																																	
AssessPro Patriot Properties, Inc																																																	

